

# Mill Cottage

GREAT SWINBURN | HEXHAM | NORTHUMBERLAND



**FINEST**  
PROPERTIES



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# A delightful country cottage situated in a picturesque location

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Barrasford 4.0 miles | Corbridge 8.6 miles | Hexham 9.7 miles  
Newcastle International Airport 21.0 miles | Newcastle City Centre 23.2 miles





## Accommodation in Brief

Sitting Room | Dining Room/Conservatory | Garden Room | Kitchen  
Utility | WC | Principal Bedroom | Two Further Bedrooms | Bathroom

Garden | Greenhouse | Outbuilding | Log Store | Parking







## The Property

Situated in a peaceful and private setting, Mill Cottage is a thoughtfully designed property accompanied by a charming, manageable garden. The property has been sympathetically updated by the current owner, showcasing recently re-decorated, stylish interiors featuring double glazing, engineered oak flooring and period doors.

A standout feature of the property is the two glass extensions, these two extensions pair particularly well with the stone and pebble dash facade of the property and accommodate the dining room and garden room.

The heart of the home is the sitting room and stunning adjoining garden room. The living room offers a warm ambiance with a new Burley wood-burning stove, leading into the delightful garden room which boasts panoramic views of the countryside and mesmerizing sunsets over Hadrian's Wall Crag.



The contemporary kitchen features ample work top space and is outfitted with a number of modern appliances including integral electric oven, induction hob and dishwasher. Adjacent is the dining room/conservatory; a light-filled space featuring exposed stonework and views of the well-stocked gardens. The utility room, featuring a new oil boiler for the central heating, functions both as a boot room and a space for household amenities including washing machine, under unit space for two appliances, ceramic sink and real wood worktop. There is a conveniently located adjacent WC.

Ascending the central staircase to the first floor reveals well-proportioned, brightly lit rooms with uninterrupted views of the surrounding landscape. The principal bedroom is generously sized and includes built-in storage solutions. The guest bedroom is spacious with additional storage and recessed shelving, while the third room offers flexibility, ideal for a home office. The contemporary family bathroom is equipped with a bath, walk-in shower, vanity sink, and accent lighting.







## Externally

Mill Cottage is discreetly located off a serene country lane close to the rural community of Great Swinburn. A gravel driveway provides parking for three vehicles and leads to a tasteful wooden outbuilding, offering a multipurpose area for work or storage.

The surrounding garden is a serene retreat, featuring an array of flowering plants and vegetables. The heart of the garden boasts a fantastic traditional greenhouse featuring electric wall points and mains water.

### **Agents Note**

Superfast Broadband is currently being installed on the property and will be live within a month (26.03.24)



## Local Information

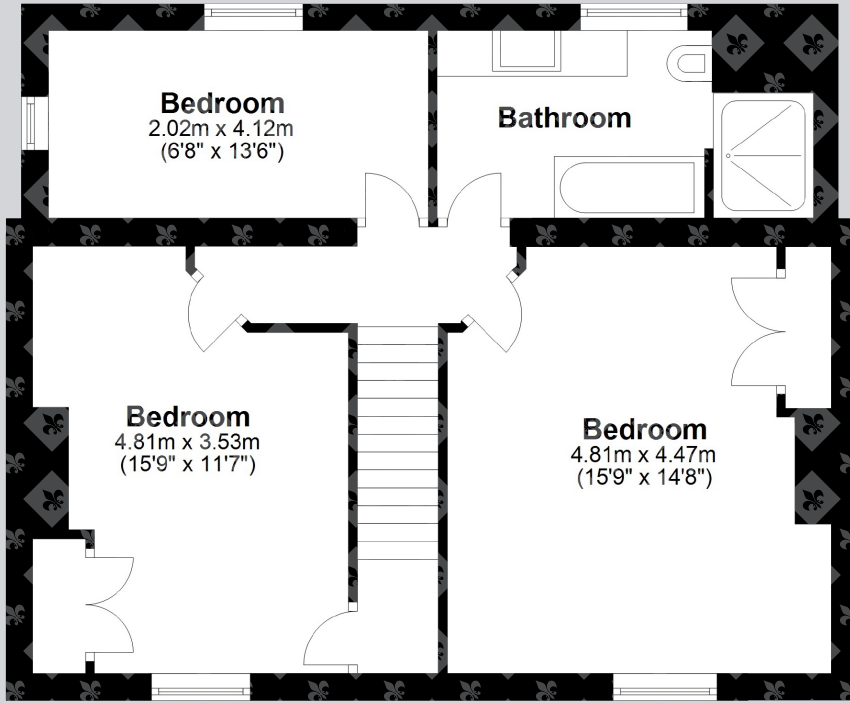
Mill Cottage is tucked away in peaceful Great Swinburn and surrounded by glorious Northumberland countryside yet only a short distance from local amenities. Nearby Barrasford is a delightful rural village with a shop for everyday amenities, a village hall and the Barrasford Arms which has a Michelin Plate and spectacular views of Haughton Castle from the beer garden. The wonderful surrounding countryside offers excellent walking and cycling on the doorstep together with Hadrian's Wall and the facilities of Kielder Water close by.

For schooling, Chollerton Church of England First School is situated Barrasford and feeds into the middle and high schools in Hexham.

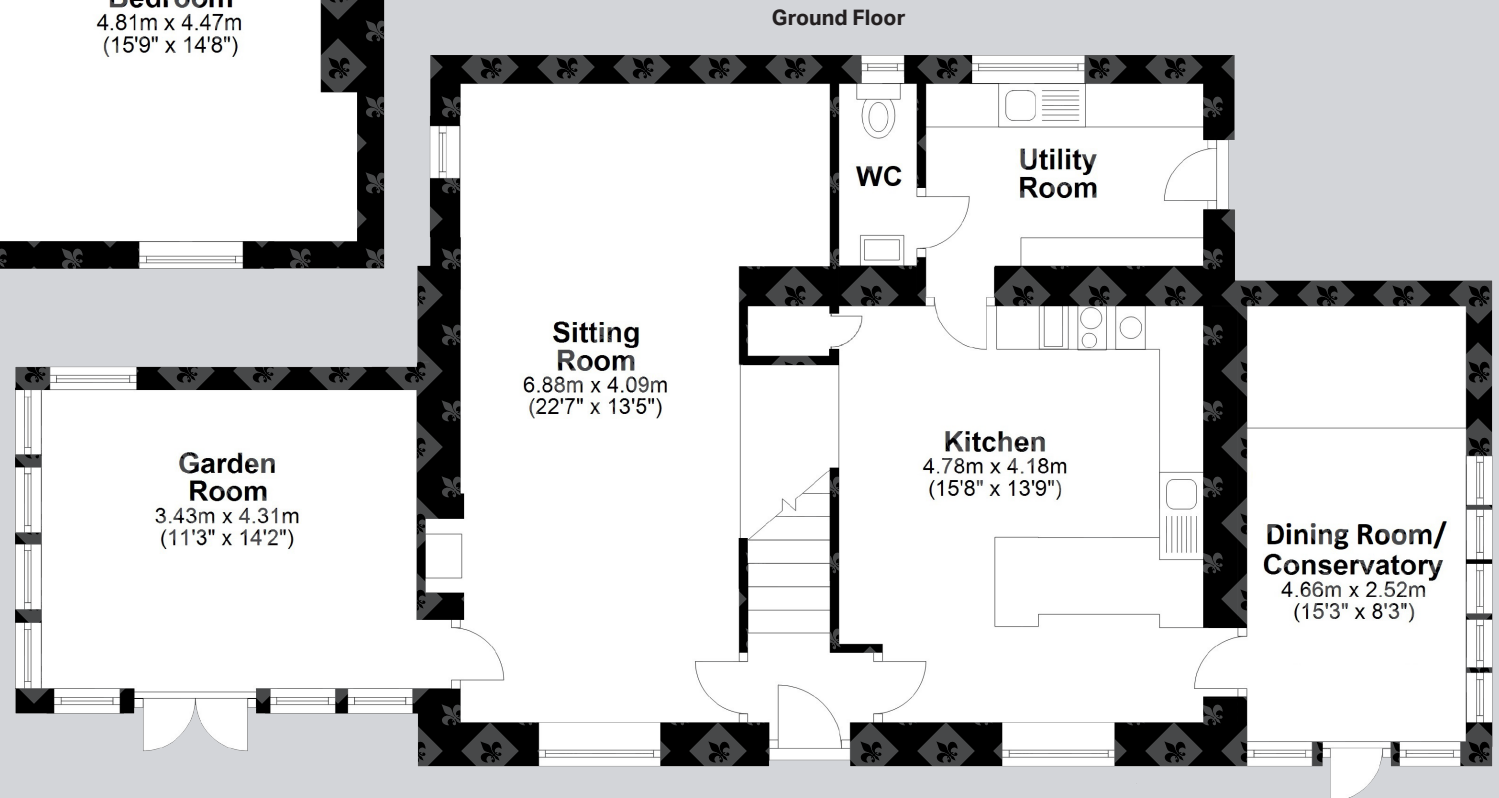
For the commuter the A68 and A69 provide excellent access to Newcastle in the east and Carlisle in the west, and onward access to the A1 and M6. The railway station at Hexham provides regular cross-country services to both Newcastle and Carlisle, which in turn link to main line services to other major UK cities north and south. Newcastle International Airport is also within easy reach.



# Floor Plans



First Floor



Ground Floor

Total area: approx. 155.4 sq. metres (1672.5 sq. feet)

## Directions

From Corbridge head out of the village on Stagshaw Road heading north. Pass under the A69 and onto the A68. Continue for 2.1 miles then turn left signposted GT Swinburn. Follow this road as it winds gently for 0.6 miles to St Mary's Church. On passing the church bear to the right as the main road turns left, then after another 0.1 miles Mill Cottage is on the left-hand side.

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity and water. Private drainage to septic tank. Oil-fired central heating.

**Postcode**

NE48 4DQ

**Council Tax**

Band D

**EPC**

Rating D

**Tenure**

Freehold

## Viewings Strictly by Appointment

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of distinctive property*

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